



RAIN GARDEN

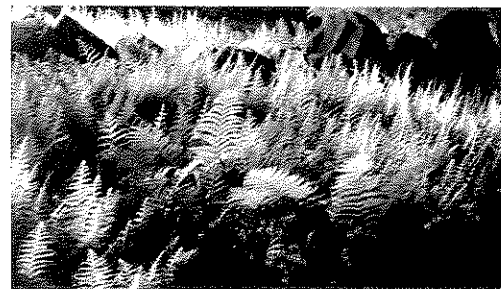
AREA FOR USE EASEMENT AS REQUIRED BY FUTURE DEVELOPMENT ON ADJACENT PARCELS

MULCH PATH THROUGH EMERGENT WOODLAND WITH SMALL INFORMAL SEATING AREA ON THE AREA OF FLATTER TOPOGRAPHY

MITIGATE EXISTING DUMPED FILL ON SITE WITH PHYTOREMEDIATION VEGETATION WHEREVER POSSIBLE

RAIN GARDEN CAPTURES AND RECHARGES STORMWATER FROM ROOF DRAINS

OPTION TO PROVIDE NEW FENCE ALONG PROPERTY LINE



NATIVE FERNS

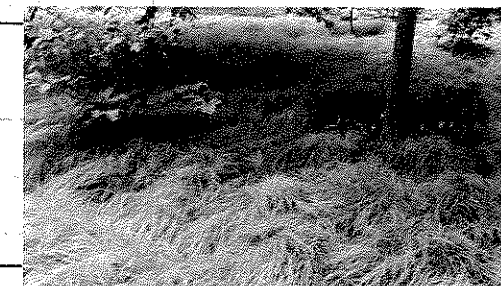
REVEGETATED UNDERSTORY WITH DROUGHT TOLERANT NATIVE FERNS AND PENNSYLVANIA SEDGE- NO LAWN CREATED TO MINIMIZE MAINTENANCE

LOW MAINTENANCE EDIBLE HERB GARDEN ALONG PATIO

BIOSWALE ON NORTH SIDE OF PATIO COLLECTS AND TREATS ANY STORMWATER GENERATED FROM HARDSCAPE AREAS

PERVIOUS PAVERS CREATE AN INTERCONNECTED PATIO THAT PROVIDES DISTINCT ENTERTAINING AREAS

REPLACE PERIMETER FENCE- ADD IVY & VINES TO CREATE GREEN VERTICAL FACE NEAR PATIO AN ON EAST SIDE OF HOUSE



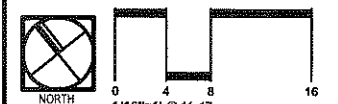
PENNSYLVANIA SEDGE

52 MONTEBELLO ROAD

**50-52
Montebello Road**
Jamaica Plain,
Massachusetts

CONCEPTUAL
DESIGN

Landscape
Plan



May 7, 2015

L-1

NEW DECORATIVE 42" HT FENCE SETBACK 3' FROM RETAINING WALL. 3' WIDE PLANTING BED PROVIDED ALONG TOP OF WALL AT STREET EDGE TO CASCADE DOWN WALL.

NEW STAIR ORIENTATION AND PERMEABLE PAVER WALKWAY TO FRONT ENTRANCE. TWO NEW ORNAMENTAL TREES AND LOW MAINTENANCE PLANTINGS BRIDGE BETWEEN THE 3 STORY FACADE AND HUMAN SCALE OF THE STREET.

OPTION TO RECONSTRUCT EXISTING STAIR TO CREATE WIDER, SAFER ENTRY AND COMMUNITY GATEWAY SETBACK FROM STREET

OPTION TO PROVIDE LOWER TERRACED PLANTING BED AND ORNAMENTAL TREE NEXT TO STAIR TO CREATE WIDER WELCOMING ENTRY AREA

DECORATIVE PLANTING BED





EXTERIOR VIEW

50-52 MONTEBELLO ROAD

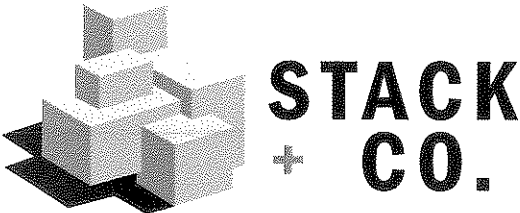
Building Footprint = 50'W x 40'D = ~2,000 gsf (Heated)

2 units per floor @ ~865 sf = 1,730 (Heated)

Circulation / chases = 270 sf (Heated)

Rear Porch = 20'W x 6'D = 120 sf

Front Porch = 12'W x 8'D = 96 sf

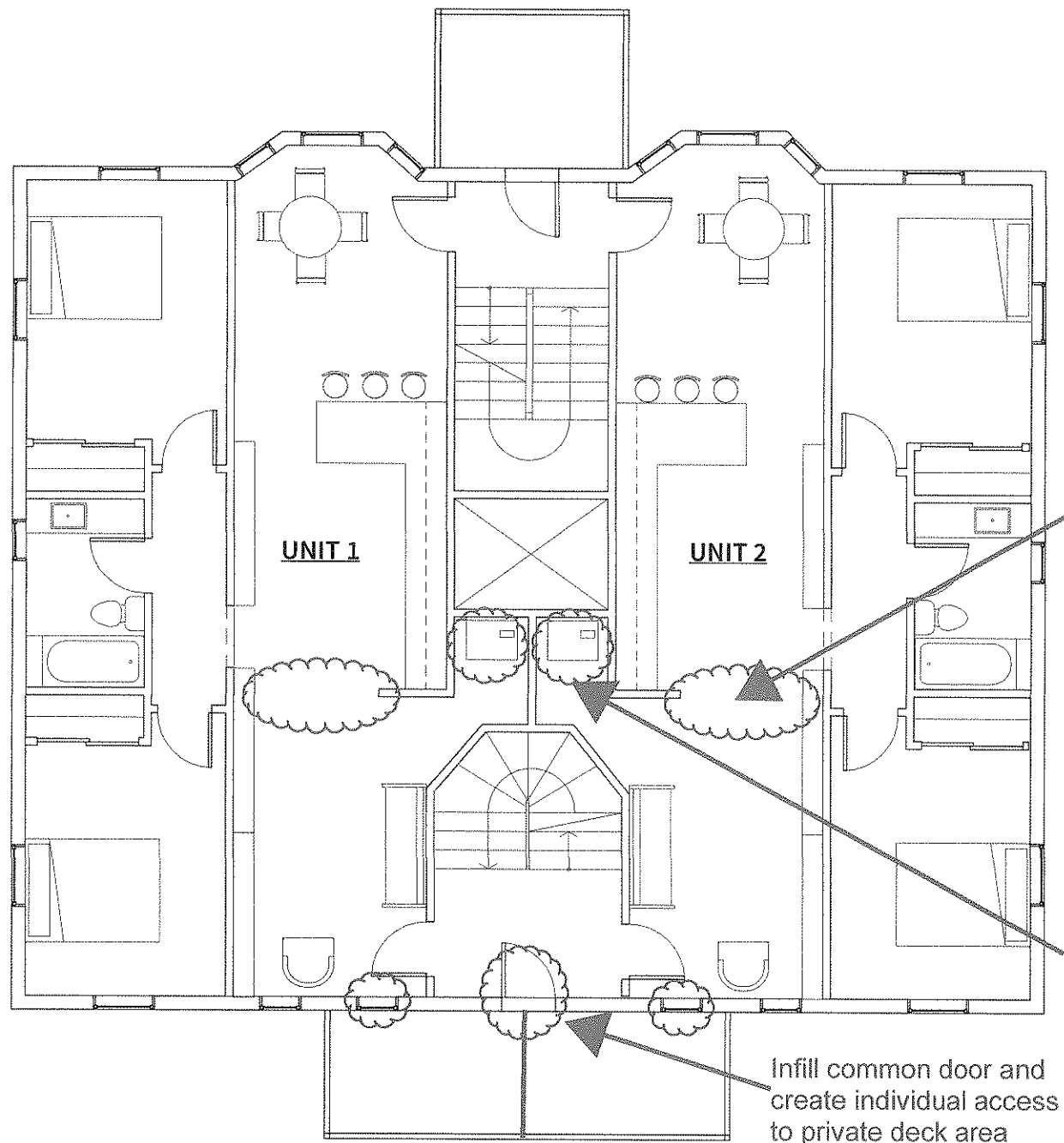


15022 - 50-52 MONTEBELLO ROAD
CONCEPT

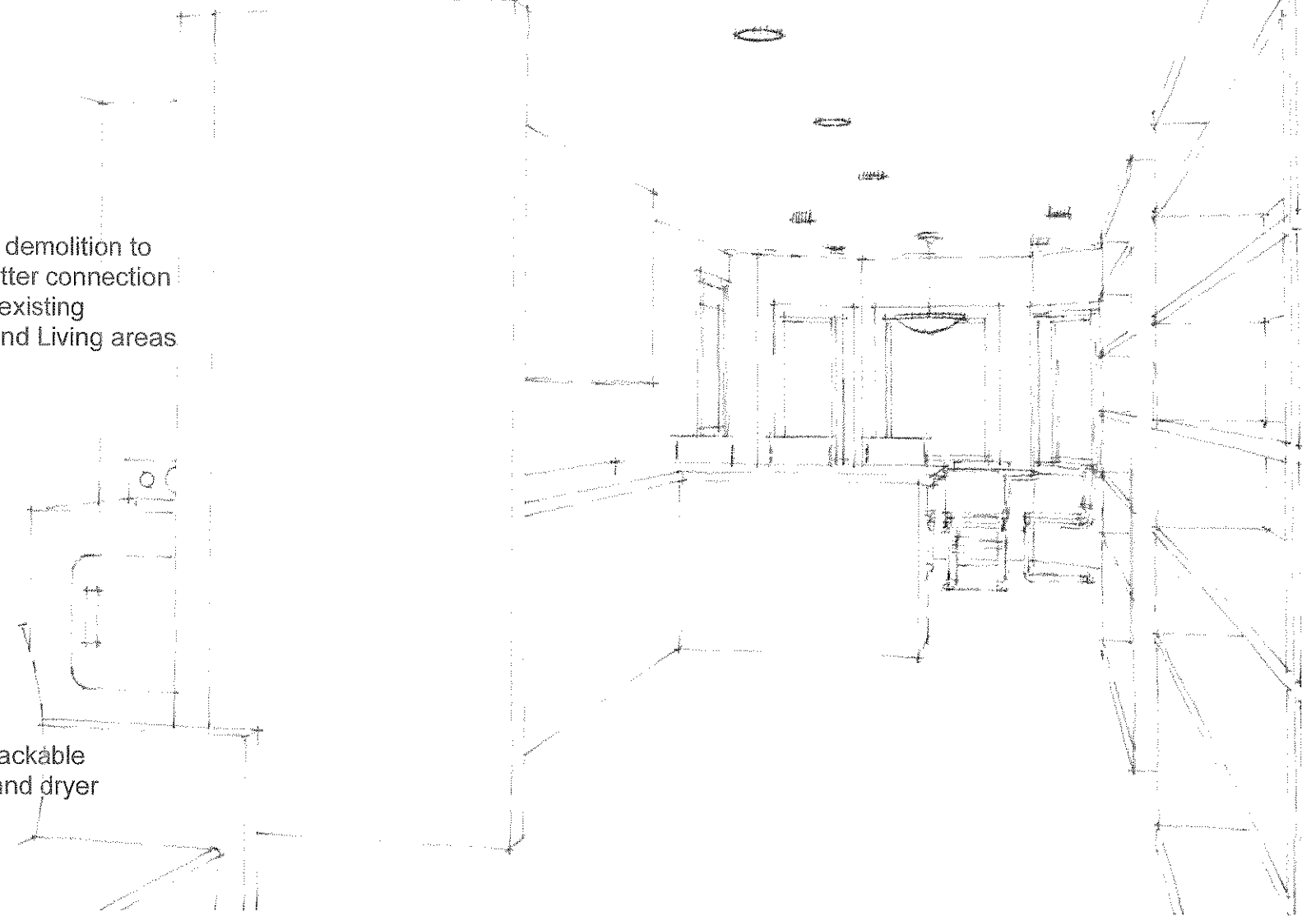


LOCUS

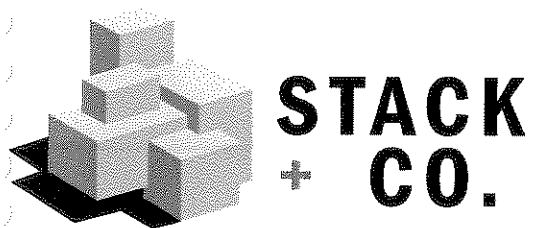
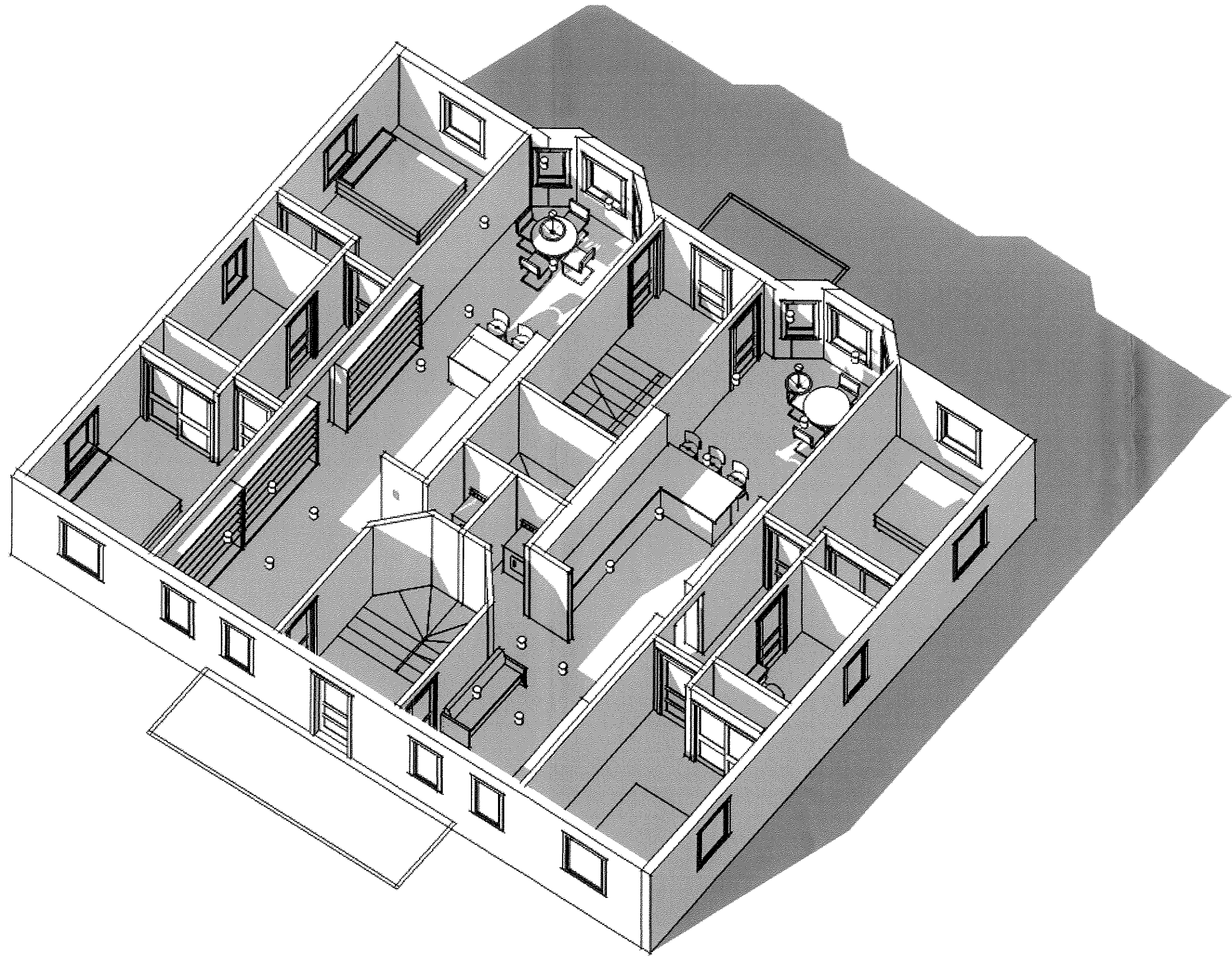
PROJECT INFORMATION



TYPICAL FLOOR PLAN - 1/8" = 1'



INTERIOR VIEW



15022 - 50-52 MONTEBELLO ROAD
CONCEPT

TYPICAL UNIT